

San Mateo County Harbor District Pillar Point Harbor Marina Facility Condition Survey



Prepared for:

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Executive Summary

This report addresses the condition of the Pillar Point Harbor marina facility on the California Coast at Princeton operated by the San Mateo County Harbor District. The facility has been in operation since the early 1960s and had major additions in the 1980s. The facility has full time staff who operate and maintain these facilities. The replacement value of the facility is \$32 million, as shown on Table 1. The marina is now more than 50 years old and many of the facilities within are near or beyond the expected useful life—the nominal life often used for depreciation.

Because the facility has been maintained, they can be expected to remain in service beyond the expected useful life with increased maintenance effort and cost. At some point the cost or effort to maintain the facility exceeds the replacement cost or the decreased function or appearance of the facility affects revenue at which point it should be replaced. This report identifies and prioritizes maintenance of the facilities and identifies those that are in need of replacement. The floating docks are the greatest asset in terms of replacement cost and a primary factor in the appeal and revenue potential of the marina. The fuel dock is in poor condition and should be replaced or refurbished in the next 1-2 years. The fuel dock is regularly inspected by Harbor Staff and other agencies. All other docks are in fair condition and are serviceable and can remain in service for at least 5 years with increased maintenance. There are no conditions at either marina that pose an immediate threat to life safety or loss of function to boat mooring and access to the water.

The assessment of the condition of the facility was performed by gathering information from the Marina staff including the staff's identification of known deficiencies and items in need of maintenance or replacement. This information, supplemented by visual observations by our engineers of the marine facilities (docks, piers, and breakwaters), buildings and site facilities (paving, utilities, and lighting) was used to assess the condition of facilities. Based upon the condition, needed repairs were identified, costs estimated and categorized (capital, maintenance or improvement) and prioritized from 1 (highest) to 3 (lowest). All repairs identified will continue to extend the useful life and replace those items that are beyond the useful life to ensure continued function.

A total of \$2.0 million worth of repairs (Table 2) were identified to be performed over the next 5 years—the planning horizon. Some of the major components include replacement of the fuel dock, providing ADA accessibility to the Harbor Master Building, improving security and safety at the dock gates, and improving the electrical service on Johnson Pier—currently in design in a separate SMCHD project.

The assessment also addresses the potential effects of Sea Level Rise at the marina. The largest impact will be increased vulnerability to the already failing slope protection on the west portion of the harbor.

Facility	Asset Life (YR)			Replacement Cost (\$)
	Installed	Useful Life	Remain	
Marine				\$ 23,901,050
Boat Ramp	1992	40	18	\$ 4,750,000
Dock A	1985	30	1	\$ 1,420,150
Dock B	1985	30	1	\$ 1,020,150
Dock C	1985	30	1	\$ 1,540,150
Dock D	1987	30	3	\$ 980,150
Dock E	1987	30	3	\$ 1,150,150
Dock F	1987	30	3	\$ 1,610,150
Dock G	1987	30	3	\$ 1,690,150
Dock H	1987	30	3	\$ 1,760,000
Fishing Pier	1989	50	25	\$ 300,000
Fuel Dock	1985	30	1	\$ 800,000
Johnson Pier	1961	50	-3	\$ 5,920,000
Seawall	1961	50	-3	\$ 960,000
Buildings				\$ 4,650,000
Fish Buyer Building	1961	30	-23	\$ 590,000
Harbor Master	1961	30	-23	\$ 750,000
Ice House	1985	25	-4	\$ 200,000
Maintenance	1979	35	0	\$ 180,000
Restroom Comm	1961	40	-13	\$ 250,000
Restroom Ramp	1992	25	3	\$ 150,000
Restroom West	1982	40	8	\$ 150,000
Tenant Row	1961	35	-18	\$ 2,380,000
Site				\$ 3,810,000
Johnson Pier Rd	1961	25	-28	\$ 120,000
Main Lot	1961	25	-28	\$ 720,000
Middle Lot	1982	25	-7	\$ 120,000
North Lot	1992	25	3	\$ 1,000,000
Pillar Pt Bl	1961	25	-28	\$ 540,000
Restroom	1982	25	-7	\$ 110,000
Site Utilities	1961	25	-28	\$ 720,000
West Shore	1982	25	-7	\$ 480,000
Grand Total				\$ 32,361,050

Table 1: Facility Assets

Repair Costs (\$)					
Repair Project Type	Priority				Total
	1	2	3	4	
Capital	\$420,000	\$800,000	\$255,000	\$10,000,000	\$11,475,000
Access/Existing	\$25,000				\$25,000
ADA/Accessibility	\$25,000				\$25,000
ADA/Access	\$30,000				\$30,000
Boat Ramp and Floats		\$10,000			\$10,000
Dock Bumpers		\$40,000			\$40,000
Electrical			\$15,000		\$15,000
Fire System		\$30,000			\$30,000
Floats			\$200,000		\$200,000
Gangway		\$110,000			\$110,000
Gate structure	\$75,000				\$75,000
Guide piles			\$20,000		\$20,000
Lighting	\$30,000				\$30,000
Misc	\$10,000	\$35,000			\$45,000
Oil Bilge Separator		\$50,000			\$50,000
Piles	\$30,000	\$40,000			\$70,000
Resurface lots		\$200,000			\$200,000
Roads	\$20,000				\$20,000
Security			\$20,000		\$20,000
Street Lights		\$25,000			\$25,000
Striping		\$30,000			\$30,000
Water Heater	\$5,000				\$5,000
Water-Under Pier Utilities		\$30,000			\$30,000
Restroom LR		\$200,000			\$200,000
Floats				\$10,000,000	\$10,000,000
Fuel Dock	\$200,000				\$200,000
Maintenance	\$53,000	\$115,000	\$115,000		\$283,000
Access/Exiting		\$4,000			\$4,000
Cleats	\$10,000				\$10,000
District Owned		\$10,000			\$10,000
Doors		\$3,000			\$3,000
Exterior Lighting	\$3,000				\$3,000
Floats			\$100,000		\$100,000
Floor		\$6,000	\$5,000		\$11,000
Floors	\$4,000				\$4,000
HVAC	\$10,000				\$10,000
Interior		\$60,000			\$60,000
Misc		\$5,000			\$5,000
Paint/finish	\$5,000				\$5,000
Pile Caps			\$10,000		\$10,000
Roads		\$5,000			\$5,000
Sidewalk	\$5,000				\$5,000
Signage	\$2,000				\$2,000
Tenant Improvements		\$5,000			\$5,000
Transformers		\$10,000			\$10,000
Utilities on docks	\$5,000				\$5,000
Walls	\$9,000				\$9,000

Repair Costs (\$)					
	Priority				
Repair Project Type	1	2	3	4	Total
Warehouse		\$3,000			\$3,000
RR Comm Doors		\$4,000			\$4,000
Improvement	\$30,000	\$400,000	\$33,000		\$463,000
Elec Abnd	\$30,000				\$30,000
Landscape			\$33,000		\$33,000
Switch Gear/ Transformer		\$400,000			\$200,000
Grand Total	\$503,000	\$1,315,000	\$403,000	\$10,000,000	\$12,221,000

Table 2: Repair Project Prioritized Costs

1. Introduction

The purpose of this report is to provide a summary of the facility condition survey (FCS) performed at Pillar Point Marina (Pillar Point) located in Half Moon Bay, California. San Mateo County Harbor District (SMCHD) asked Moffatt & Nichol (M&N) to visually inspect and evaluate the conditions of the waterside and shoreside structures at the facility. This report identifies the components that require repairs, a prioritized schedule for repair and maintenance of each survey component (i.e., docks, hoists, buildings, etc.), and costs for repair.

Waterside inspections were performed by M&N, while sub-consultants from Mesiti-Miller assisted with the shoreside inspections. The inspections were performed in February and March 2014. Photographs of deficiencies, along with general photographs referenced in this report are provided in Attachment A. Attachment B presents the locations of the various facilities, and Attachment D lists the deficiencies at these facilities.

1.1. Scope

The services performed for this report are based upon our proposal dated November 4, 2013 and summarized here:

1. Meet with SMCHD staff to receive information and input on known deficiencies at Pillar Point to serve as the basis for the FCS.
2. Perform on-site inspections over 4 person-days at each marina to observe the overall condition of:
 - Waterside: floats, docks, piers, ramps, moorings, and utilities (topside and in a boat)
 - Shore side: buildings, mechanical and electrical systems, road and parking lot paving, storm drains, signage, and electrical distribution
 - Identify Code deficiencies observed on site
3. Prepare a Report on the Condition Survey to include:
 - Condition Ratings of each component
 - Estimated remaining life span expectancy in 5 year increments (e.g. 5, 10, 15, etc.)
 - Costs: 5-Year costs to repair, presented as estimated Maximum Allowable Construction Cost (MACC) including an inflation factor
 - Repair priority based on the condition, remaining life expectancy, and fire/life safety considerations

1.2. Description of Facilities

Pillar Point Harbor includes a working fishing pier, 369-berth marina, commercial fishing facilities, floating docks, backlands buildings and other facilities. A figure showing the layout of Pillar Point is provided in Figure 1 and a larger version is provided in Attachment B.

The visual assessments of the eight buildings were conducted during February 2014. The building inspection consisted of the harbor office, the maintenance shop, tenant row, the fish buyer building, the ice house, and three restroom buildings.

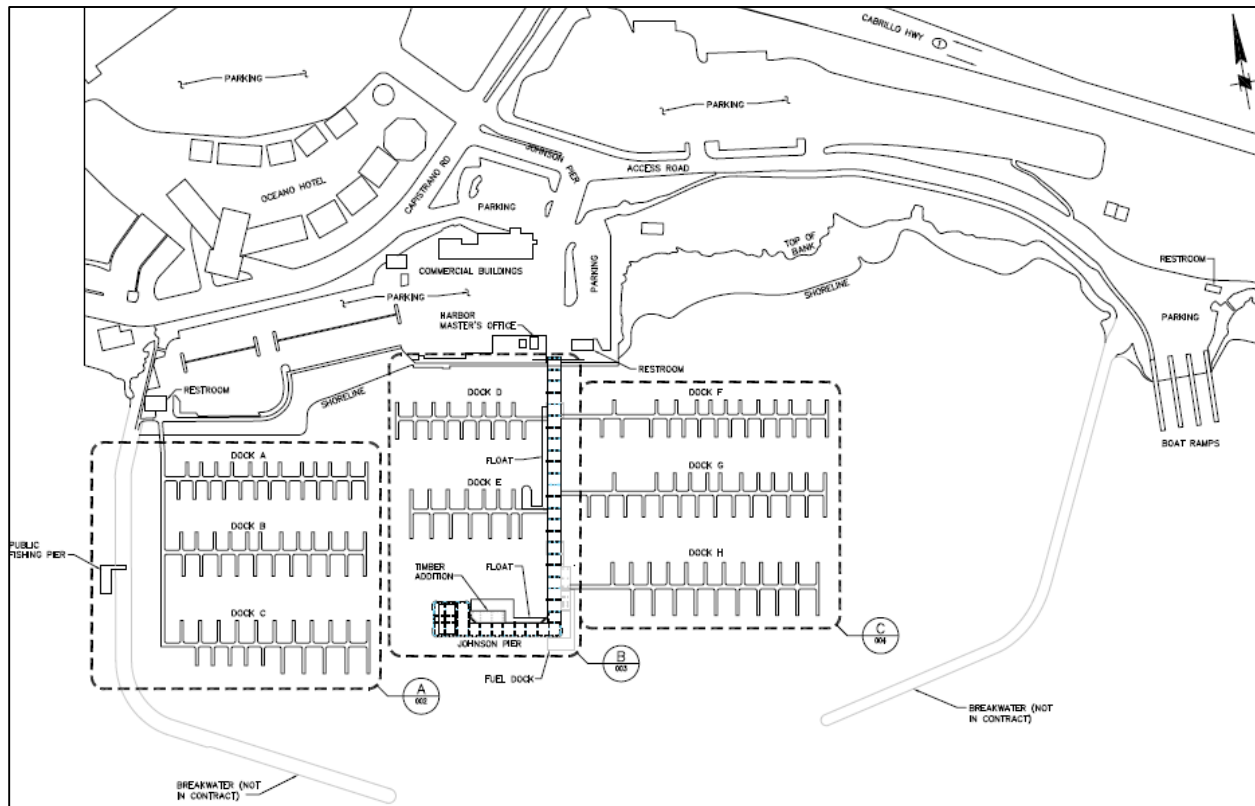


Figure 1: Pillar Point Site Plan (See larger version in Attachments)

1.3. Methodology

The facility survey was based upon input received from SCMHD onsite personnel at meetings held on December 18, 2013. Following the meeting, engineers made visual observations onsite of the conditions of the facilities during January to March 2014. The bulkhead seawall at Pillar Point were observed by boat. The conditions were rated using a system similar to that used on the previous condition assessment report ("SCHD Marina Evaluation, October 2007 Bluewater Design Group) to facilitate comparison of the changes over time. Once the condition was rated, the priority and cost and any needed repair or replacement was determined. The methods for these 3 parameters of condition, priority and cost are described following.

Condition Rating is a numeric score from 0 through 100 given for each component that allows ranking comparison of facilities. The number is based upon visual observations of the facilities qualitative condition as described in Table 3. The remaining service life is the amount of time the component is expected to remain serviceable without further maintenance, in its present condition. The range is generally five year intervals, such as "5-10" or "10-15." The measure of remaining service life is to be distinguished from the "useful life" that is used in the valuation of an asset, described below.

The overall rating of an entire system, such as a group of docks (e.g. Dock 4 at Oyster Point) is comprised of the average of all of the individual ratings given to each item within the system (e.g. each dock finger and the main walkway), compiled within a spreadsheet from the onsite ratings.

Condition	Description	Remaining Service Life	Condition Rating
NEW (N)	Like-new condition	More than 15	100
GOOD (G)	Generally new condition	10-15	80
FAIR (F)	Serviceable condition, lightly worn due to normal wear	5-10	60
WORN (W)	Exhibits cracking, corrosion, or other indicators of deterioration. Still serviceable but requires maintenance to extend the service life.	Less than 5	40
REPLACE (R)	Worn to the point of needing immediate replacement or major repair.	Should replace in 1-2 years	20

Table 3: Condition Rating

Priority is the level of importance or urgency that the component should be repaired or replaced. The numeric assignment is based upon safety and the function of the component as follows:

1. System or element is in failure, or is expected to fail in the next year. Safety: Such failure will pose significant risk of injury. Function: will adversely affect the facilities ability to operate (e.g. separation of a dock would block access to the remaining dock even if not a safety risk)
2. System or element is currently functional, but has a probability of failing before the next scheduled inspection or 5 years. Safety: such failure poses little risk to safety. Function: may result in a temporary and minor loss of facility operations.
3. System or element is expected to remain functional until the next scheduled inspection or at least 5 years. If failure does occur, it poses no safety risk and will not likely result in the significant loss of facility operation

Cost- the cost for repair or replacement is based upon the following

- Means Building Construction Cost Data and Heavy Construction Cost Data
- Cost data from construction of similar projects
- Input from SCMHD and Engineering judgment

Type –The cost and type of repair or replacement project is further broken out into a budgetary category as follows:

C- Capital - One time repair or replacement typically costing over \$10,000 to correct.

M- Recurring Maintenance - Repair/maintenance actions that occur with a frequency of less than 10 years with a cost of less than \$10,000 per action

M1- Scheduled Maintenance - Repair/maintenance actions that typically occur annually or more frequently with a cost of less than \$5,000 per year.

I- Improvement-a repair or replacement that provides greater functionality than the existing system.

Asset Life

When a facility is first placed in service (new) it is assigned a nominal “useful life”-a duration of time during which function can be expected with little or no maintenance. The duration is based upon experience with the type of facility. For example, a concrete structure may have a useful life of 50 years, where the same structure built of timber may have a useful life of 30 years. This duration is often used for depreciating an asset in financial planning. The remaining useful life is the difference between the years an asset has been in service and the original useful life. The remaining useful life is guideline in planning of maintenance and replacement costs; as it approaches 0 increased maintenance to extend the service life (actual years in use, described previously) or replacement should be planned.

Facility Groups

The facilities within the marinas were classified into 3 groups: Marine, Buildings and Site and given number groups by hundreds with which to identify individual features as follows:

- Marine
 - 100 Docks (floats, piles)
 - 200 Gates (access pier, gate, gangway)
 - 300 Structures (piers, boat ramps, bulkhead, rip rap)
- Buildings 400 (shoreside and on piers)
- Site 500 (Roads, parking lots, paving, utilities, lighting)

For example the gates are number 201, 202, etc. and buildings 401, 402, etc in addition to their existing names. The plans of each marina (Attachment B) and the Detail Condition Survey Sheets (Attachment D) use these numbers to group and identify features.

These procedures and symbols were used to record the data in the inspection, and are used in this report to present the results of the survey.

2. Condition Assessment

2.1. Waterside

Docks (A-H)

Cleats are in good condition with a few isolated exceptions. Many of the cleats on the fuel pier are corroded and the anchorage is pulling out due to the warping timbers. Replacement and reattachment has been performed as ongoing maintenance and should continue. Many of the rub strip fenders are worn or loose on the docks and should be replaced or reattached.

Guide Piles

All the guide piles are in good condition, no deficiencies were found.

Pile Guides

The pile guides at all the docks consist of steel angles bolted to the dock surface. The pile guides are generally in good condition. One of the five pile guides at the fuel dock should be replaced within the next two years, as the corrosion of the frame prevents the roller from being able to rotate. The locations of this guide can be found in Attachment B.

Utilities

The utilities on the docks at Pillar Point are new within the last 10 years. The boxes for utilities are generally in good condition. There are a few locations of corrosion on the boxes, and it is recommended to recoat these areas during the normal maintenance cycle. The hangers are in good condition.

2.2. Gate Structures

Only Dock A has a locked gate that restricts access onto the docks. The gates on Johnson pier do not have controlled access. Locking gates and wing walls should be installed to provide better security onto the docks.

Gangways

The gangways are in good condition. The walking surface is even and has non-slip surfacing although some has been worn and should be replaced or recoated.

ADA/Accessibility

Currently there is not an accessible gangway at Pillar Point. To comply with ADA guidelines, a gangway of 80 ft length should be installed and a number of slips should be designated that have the proper clearances and widths.

2.3. Marine Structures

Boat Ramp and Floats

The boat ramp is 22 years old. Most of the flotation tubs are in good condition, however the fiberglass tubs closest to the land have a few large cracks in them. The nonskid coating on the upper portion of the floats has worn and should be recoated.

Johnson Pier

The pier is in good condition. The pavement and concrete substructure have no visible deficiencies. There is a small amount of efflorescence (salt seepage) on the underside of the dock, which should be monitored. It is normal to have some efflorescence, but too much can signify problems in the concrete.

A pile has been damaged at the fish sales dock and should be replaced. This was due to a vessel collision.

Pier

The fishing pier is a timber structure supported on concrete piles. The condition of the timber and concrete is good, there were no visible deficiencies with the exception of the bolts for the timber handrails. The bolts securing the handrails appear to be too close to the edge of the wood and are causing large splits in the wood. The handrail could potentially not be able to withstand the California Building Code design loads. The handrail posts and bolts should be replaced at these locations.

2.4. Buildings

Fish Buyer Building:

Structural

This is a two story building with 2,200 square foot lower floor and 1,600 square foot upper floor at the west end of Johnson Pier. No information was provided on the age of construction. This building appears to be in fair condition structurally. The roof and second floor are plywood over wood framing and the walls are wood studs over four feet high reinforced concrete stem walls. The walls are sheathed with plywood and there are interior walls between the three tenant spaces and large roll up doors at the front and back of each space. The floor is the concrete pier deck which is supported by concrete piles. The finishes consist of built up roofing, exterior wood siding and interior gypsum board. This building services commercial fisheries and we observed several tenant modifications to the building (Photograph 1). It was reported that there had been a fire on the west side of the second floor between the northern tenant's space and the center tenant's space and repair work done (Photograph 2).

The General Condition of the Exterior and Access

The condition of the exterior is generally fair to worn. The siding and exterior paint are in fair condition. The paint is consistent and shows little signs of wear. The exterior windows seem to be in fair condition and do not show excessive signs of leaking or wear. Several exterior man-doors are showing signs of moderate to severe corrosion around the door and the frame. Some of the man-doors have had their operating hardware removed, possibly due to excessive corrosion. Gutters and downspouts look to be in fair condition, with the exception of one downspout on the northeast corner of the building which has separated from the gutter. The roll-up doors are in good condition and may have been recently replaced.

The exit path from the west end of the Pier, behind the building, is blocked on the north side of the building due to equipment located there. This should be relocated to allow a clear exit path.

The General Condition of the Interior Layout and Finishes

Because the interior of the building is the responsibility of the tenant, the interior survey was limited to a general overview. The interior improvements vary depending on the various tenants. The most common areas of wear were the stair handrails, interior doors and restroom fixtures.

Suggested Accessibility and Operational Improvements

The electrical system is aged and there is demand for increased service at the building (see 2.6-Transformers).

Suggested Deferred Maintenance and Repair

1. Replace all exterior man-doors and frames
2. Repair gutter and downspout on the northeast side
3. Patch and paint small areas of corrosion on exterior

Ice House:

Structural

This is a two story building with a 600 square foot upper floor which houses the ice generating equipment and the lower floor stores the ice. No information was provided on the age of construction. This building appears to be in fair condition structurally. The roof consists of built-up roofing over plywood supported by 2x roof rafters slightly sloped to the west side of the building. The walls are conventionally frame stud walls with plywood sheathing with aluminum siding over rigid foam board insulation. The building is built over a concrete pile supported reinforced concrete deck adjacent to the southeast side of Johnson Pier (Photograph 3). Adjacent to the ice building is a 130 square foot modular building which serves as the ice plant and fueling office.

The General Condition of the Exterior and Access

The exterior paint and siding are mostly in good condition. Areas near the base of the building show signs of damage from equipment and corrosion from resulting damage.

There are no downspouts connected to the gutter system on the west (pier) side.

Conduit cover box on the north side of the building is severely corroded and needs to be replaced.

The General Condition of the Interior Layout and Finishes

The interior is all equipment and ice storage.

Suggested Accessibility and Operational Improvements

None

Suggested Deferred Maintenance and Repair

1. Minor repairs to the damaged siding
2. Replace corroded conduit cover
4. Install downspouts on the west side

Seawall

The seawall is in good condition. There is some minor cracking and spalls of the concrete on the cap that connects the concrete sheets together.

2.5. Shoreside

Buildings

Harbor Office Building:

Structural

This is a one story 2,300 square foot building with a 200 square foot second story observation tower estimated to have been constructed in late 1950s or early 1960s. Structurally this building appears to be in fair condition. The roofing is asphalt shingle over the sloped portions of the wood framed mansard roof and built-up roofing on the flat portions. The observation tower has wood framed walls and the first floor walls are a mix of masonry and conventional wood framing (Photograph 4). The foundation consists of a raised reinforced concrete slab on grade. The finishes consist of exterior wood siding and interior gypsum board. Based on the estimated age of the original construction we suspect that the anchorage of the masonry walls to the roof framing is not adequate for earthquake loading.

The Building Functions and Operations Consist

The building houses all of the administrative functions of the harbor and consists of at least two distinct phases of construction. There is a small waiting area and service counter. Behind which is an office for the front desk staff. There are (3) private offices in the building for the Harbor Master and other administrators. There is also an open workspace/corridor for file storage, server/telecommunications, and copying. At the western end of the building is a break room with a full kitchen. Improvement drawings of the harbor are stored in open tubes on the west end of the building. There are (2) single-occupancy restrooms and a locker area with a single shower. There is an observation tower which is accessed by a steep and narrow stair.

The General Condition of the Exterior and Access

The entrance to the front of the building is not ADA-compliant. The ramp at the rear of the building is outdated and needs to be updated to current ADA standards.

Exterior siding looks to be in good condition. The paint overall is consistent and shows no signs of leaks or cracking. There is some cracking and peeling on the southern face of the observation tower.

The roof also looks to be in good condition. The north side of the roof has moss growing in between the shingles. The eaves and soffits look to have been recently painted and are in good condition. Gutters and downspout look new and are in good condition. Exterior windows are in good condition and show no signs of leaking or corrosion.

The General Condition of the Interior Layout and Finishes

The main entry and pathways throughout the building are not ADA-compliant. The front counter is also not at an ADA compliant height. Currently, H.C. access is on the north side of the building at the expansion.

There are six different types of floor finishes throughout the building: three different types of tile and three different colors of carpet. All the floors are in worn condition. The walls are scuffed and scratched throughout from general wear and are in worn condition. The lay-in grid ceiling shows damage in some places over the copying area.

The shower and locker area are in worn condition. The tile in the shower is cracked and missing in some places and shows heavy signs of staining. The fixtures are worn but functioning. The restroom finishes are similarly worn.

The kitchen in the break room looks to be recently remodeled. The finishes and appliances are in good condition.

Lighting controls throughout the building are in fair condition. Controls in the break room are in need of repair.

The finishes in the observation tower are in worn condition. The carpet is stained and worn through in some places. There are significant scratches and scuffs on the walls and the window sills are in need of replacement.

Suggested Accessibility and Operational Improvements

1. Create an accessible ramp to the main entrance of the building
2. Upgrade ramp on the north side of the building
3. Remodel restrooms; potentially changing their location for accessibility
5. Rework interior of building for complete ADA compliance

Suggested Deferred Maintenance And Repair

1. Replace restroom and shower finishes
2. Upgrade and standardize floor finishes throughout the building
3. Install new ADA compliant service counter
4. Repair lighting controls throughout the building
5. Repair ceiling grid in copy area

Maintenance Building:

Structural

This building was originally constructed as a one story 1,000 square foot warehouse in the late 1960s and appears to be in fair condition structurally. The mansard roof consists of 1/2" plywood over 2x wood rafters at 24" supported by 2x12 joists at 16". The exterior walls are reinforced concrete masonry over a reinforced concrete spread footing foundation. The anchorage of the masonry walls to the roof framing appears to not be adequate for earthquake loading. The north side of the building is built into the hill side below Capistrano Road. The floor is concrete slab on grade. A wood framed mezzanine has been added to the west end of the building. The mezzanine's wood framing is supported by wood ledgers bolted through the masonry walls. At the northeast side of the building, there appears to be a 120 square foot addition with a lower roof height (Photograph 5). This appears to be constructed of similar material. The finishes consist of asphalt shingle on the sloped portions of the roof and build-up roofing on the flat portions.

The Building Functions and Operations

The building houses all the maintenance materials and equipment. There are work benches and work areas for the maintenance staff.

The General Condition of the Exterior and Access

The exterior walls look to be in fair condition. The paint looks to be consistent throughout with only a few areas of discoloration. The roof is also in fair condition. There is moss growing in

between the shingles on the north side. Bolts visible on the west exterior facade above the door are corroding and staining the wall.

The gutters and downspouts look to be in fair condition. The soffit vents and fascia board, however, are beginning to deteriorate.

The exterior man-doors are showing signs of moderate to severe corrosion. The frames and door hardware are showing similar signs of corrosion and are beginning to fail. The exterior windows on the south side of the building are in fair condition. There are few signs of corrosion. Two of the windows have been boarded up with plywood and painted the same color as the rest of the building.

Conduit running along the exterior of the building is in worn condition. Most of it is showing signs of corrosion moderate corrosion. Some areas have begun to detach from their mountings to the wall. In places, there is exposed romex cable that should be enclosed in conduit.

The General Condition of the Interior Layout and Finishes

The second floor of the maintenance building contains the staff locker rooms. The finishes are generally in worn condition and in need of replacement.

There is a lack of adequate heating and ventilation in the locker room.

Suggested Accessibility and Operational Improvements

None

Suggested Deferred Maintenance and Repair

1. Replace exterior conduit
2. Replace exterior soffits and fascia board
3. Address areas of corrosion
4. Replace corroded doors and frames
5. Repair/replace (2) boarded up windows
6. Replace interior finishes in upstairs locker room
7. Improve heating and ventilation in upstairs locker room

Tenant Row Building:

Structural

This is primarily a one story building with masonry walls and a timber framed mansard roof. No information was provided on the age of construction however, it appears to be constructed in the late 1960s or early 1970s around the same time as the harbor office building and maintenance shop. Structurally this building appears to be in fair condition. It has asphalt shingle on the sloped

portions of the roof and build-up roofing on the flat portions. On the west side a portion of the building is two stories and there is a large enclosed glass sun room (Photograph 6). On the northwest side of the building there is a two story portion of the building that extends to an upper parking lot (Photograph 7). The south wall has several large openings with timber header above (Photograph 8). Based on the estimated age of the original construction, the anchorage of the masonry walls to the roof framing is most likely inadequate for earthquake loads. Portions of the exterior masonry walls have been covered by wood siding. Interior walls appear to be wood framed with gypsum board.

The Building Functions and Operations

This building houses five businesses ranging from a seafood market to a surf shop.

The General Condition of the Exterior and Access

There is one H.C. accessible parking space with compliant striping on the east end of the building and one on the west end of the building. The space on the west end of the building does not have a striped access aisle. The H.C. space on the west end also does not have an ADA compliant approach ramp. The H.C. parking space on the east end has an approach ramp but should be updated.

Each of the businesses has varying degrees of non-compliant thresholds at the doors as well as short ramps that are too steep.

Most of the exterior finishes are in good condition. Exterior paint and siding is in good condition and show no unexpected signs of wear. Soffits look recently painted and are in good condition. Gutters and downspouts are in good condition. The roof overall is in good condition. The north side of the roof has spots where water from other parts of the roof are draining onto them and moss is growing in between the shingles.

Aluminum storefront windows and doors on all businesses are in good condition and show little sign of leaking or corrosion.

Suggested Accessibility and Operational Improvements

1. Update parking striping
2. Replace approach ramps with compliant design
3. Rework sidewalks and entrance thresholds to be ADA compliant

Suggested Deferred Maintenance and Repair

None

Restroom #1:

Structural

Restroom #1 is a one story 1,200 square foot building with wood framed mansard roof and masonry exterior walls in fair condition (Photograph 9).

The Building Functions and Operations

This restroom is located on the west end of the harbor site. This facility contains a men's and women's restrooms, showers and a laundry facility in the men's side. Access is controlled with key fob access points to each side. There is also a janitors room in between the men's and women's facilities.

The General Condition of the Exterior and Access

There is one H.C. accessible space outside this restroom. The accessible route from this space is in worn condition. There is alligating in the asphalt. The ramps leading to the showers are too steep and do not have compliant handrails.

The exterior block walls are in fair condition. There are areas of efflorescence on the southern face. The soffits and fascia board are in good condition. The roof looks to be in good condition and shows little signs of wear. The windows have metal grates which are in good condition. Exterior doors, also, look to be in good condition. There is some patching of the concrete block over the main entrances to the men's and women's restrooms.

The General Condition of the Interior Layout and Finishes

The interiors of both the men's and women's restrooms and showers look to have been recently remodeled. Finishes and fixtures look new and show little sign of wear. The laundry facility also looked to be in good condition.

Suggested Accessibility and Operational Improvements

1. Improve access path from H.C. accessible parking space
2. Update ramps leading to showers at the west restroom

Suggested Deferred Maintenance and Repair

1. Address efflorescence on the south side of the building

Restrooms #2:

Structural

Restroom #2 is a one story 900 square foot building with wood framed mansard roof and masonry exterior walls with exterior wood siding in fair condition (Photograph 10). Similar to the other buildings with masonry walls, we suspect that the anchorage of the masonry walls to the roof framing is not adequate.

The Building Functions and Operations

This restroom is located across from the Harbor Office. It has men's and women's restrooms and two shower facilities. Access to the restrooms is public; however showers can only be accessed via key fob.

The showers at this restroom are only accessible by stairs. This may not need to be changed to a ramp because the "like facilitation" provision of an ADA accessible ramp is available at the Restroom #1.

The General Condition of the Exterior and Access

There is a ramp leading to the main entrance of the restrooms, however they are on the other side of the building from the two H.C. accessible parking spaces. This ramp and handrails do not meet current ADA standards. The condition of the ramp and handrails is fair. There is some paint wear on the handrail. The showers do not have a H.C. accessible route. There was ponding in front of the building at the time of the survey.

The exterior siding is in good condition and shows little signs of wear or deterioration. The same is true of the soffits, fascia, gutters and downspouts. The roof is in fair condition with moss growing in between some of the shingles.

The exterior doors to the showers show moderate to severe corrosion on the doors, hardware and frames. The door vents are the most severely and the hardware is beginning to fail. The exterior windows look to be in good condition. The hardware on the exterior restroom doors is failing and should be replaced with lever-style handles.

The General Condition of the Interior Layout and Finishes

The finishes in the shower facilities are in fair condition. The floor tile is uneven and stained in several places. Walls and ceiling are in fair condition. Fixtures seem to be functional and in fair condition. One of the shower facilities has a large area of mismatched tile in the shower area. This same shower also has a damaged floor drain.

The restrooms are in fair condition. The floors, walls and ceilings are in fair condition with some signs of wear. Fixtures are functional but seem old and in need of replacement.

Suggested Accessibility and Operational Improvements

1. Update the accessible ramp to current standards

Suggested Deferred Maintenance and Repair

1. Replace corroded exterior doors, frames and hardware
2. Address ponding issue in front of restroom entrance
3. Repair/replace worn tile in shower areas

Restrooms #3:

Structural

Restroom #3 is a one story 350 square foot building with conventional wood framed gable roof and stud walls with wood exterior siding in a worn condition (Photograph 11). The foundations are concrete slab on grade. The roofing consists of asphalt shingle on sloped roof and built-up roofing on the flat portions of the mansard roofs.

The Building Functions and Operations

This restroom is located on the east side of the harbor site. There are public men's and women's restrooms. There is no controlled access or shower facilities.

The General Condition of the Exterior and Access

There is one H.C. accessible space with proper signage but no access aisle. The exterior overall is worn. Siding is deteriorating in several places. There is damage on privacy screens in front of the entrances to the restrooms. The roof looks to be in fair condition. There are no gutters.

Exterior doors to the restrooms are showing severe signs of corrosion. The door hardware is beginning to fail. Exterior conduit for lighting is showing moderate signs of corrosion.

The General Condition of the Interior Layout and Finishes

The interior finishes overall are in worn condition. The floors of both restrooms are worn out and have severe staining in some areas. Walls are stained from leaking plumbing fixtures. The metal base trim around the walls is separating and showing signs of severe corrosion in some areas.

Fixtures are functional but are showing severe signs of corrosion in some places. Exposed wood beams are in fair condition but are showing signs of age. Toilet partitions are also in fair condition. Skylights are in fair condition showing little sign of leaking or deterioration.

Suggested Accessibility and Operational Improvements

1. Add striped aisle to H.C. accessible parking space

Suggested Deferred Maintenance and Repair

1. Replace corroded exterior doors, frames and hardware
2. Replace plumbing fixtures
4. Repair walls and replace metal trim throughout
5. Repair damaged exterior privacy screens
6. Repair/replace siding
7. Install gutters and downspouts
8. Replace conduit for exterior lighting

2.6. Site

Roads

The roads appear to be in fair condition (Photograph 12) with some alligator cracking in the asphalt pavement.

Parking

The parking area near Tenant Row appeared to be in fair condition with some cracking in the asphalt pavement. The west side parking area appeared to be in poor condition (Photograph 13). The north side parking area appeared to be in poor condition (Photograph 14).

Sidewalks

The sidewalks appear to be in good condition, however the sidewalk at the tenant building is not ADA compliant (Photograph 8).

Underground Utilities

The underground utilities were not inspected but most of them are now over 50 years old. The sewer line to the tenant row buildings was recently replaced due to blockages and separations. The sewage pump that serves the entire Harbor is in need of replacement.

Surface Utilities

The parking lot storm drain system appeared to be in good condition with drop inlets in the roadway (Photograph 15). It may be prudent to have testing and further investigation of the underground storm drain system.

Transformers

The existing electrical service to shoreside facilities is adequate. The service to the fish buyer buildings on Johnson Pier is becoming aged and inadequate for current use. The service is part of the original construction of the Pier in the early 1960s and is 120/240 volts single phase. The conduit has corroded through in locations and the wire insulation has become exposed to the weather. The electrical service to the ice house and dock transformers was installed in the 1980s and is 480 volt 3 phase. Further, increased use of electrical equipment at the Fish Buyer buildings has created demand for 480 volt 3 phase service. A separate project with the SMCHD is currently being designed to improve the electric service available at the Fish Buyer Buildings.

Landscaping

Landscaping is minimal since most of the site is paved. The area between the parking lot and the harbor waters had ground cover that was mowed but appeared natural with a pathway (Photograph 16) The parking lots had landscaped areas with miscellaneous nautical themed items displayed (Photograph 17). The trees located in the parking lot appear to be in good condition. There is a small area that has been recently improved located behind Tenant Row and is in new

condition. The Harbor Office has planters around the perimeter of the building and the plants appear to be in good condition. Restroom #2 has a planter in the front with plants in worn condition. The landscaping near Restroom #1, Restroom #3 and on the hill adjacent to the Maintenance Shop have native foliage in fair condition.

ADA/Access

See previous section on sidewalks.

2.7. Sea Level Rise Analysis

The current western slope within the harbor is sloughing down into the harbor, resulting the rip rap falling and the soil being exposed. With SLR this will expose the bare slope to greater erosion and cutting back of the soil. The rip rap protection should be repaired or a seawall installed similar to the portion at the Harbormaster Building and East Basin.

3. Recommended Repairs

1. See Table 2 for a summary of repairs. See Attachment D for descriptions of deficiencies and needed repairs at the various facilities and Attachment B for locations of the facilities.
2. At Pillar Point, further investigation and detailed analysis may be warranted to determine the earthquake risk associated with the masonry building's wall to roof connections. The investigation will require selective demolition of obscuring finishes to access and document existing condition.
3. Perform electrical inspections annually per State Fire Code requirements and thermal scans of electrical panels.

Attachment A: Photographs

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Photograph 1: Fish Buyer Building



Photograph 4: Harbor Office Building



Photograph 2: Fish Buyer Building



Photograph 5: Maintenance Shop



Photograph 3: Ice House



Photograph 6: Tenant Row



Photograph 7: Tenant Row



Photograph 10: Restroom #2 & Sidewalk



Photograph 8: Tenant Row & Parking



Photograph 11: Restroom #3 & Sidewalk



Photograph 9: Restroom #1



Photograph 12: Roads



Photograph 14: Alligator Cracking North Parking Lot



Photograph 13: Potholes & Alligator Cracking West Parking Lot



Photograph 15: Storm Drain Drop Inlet



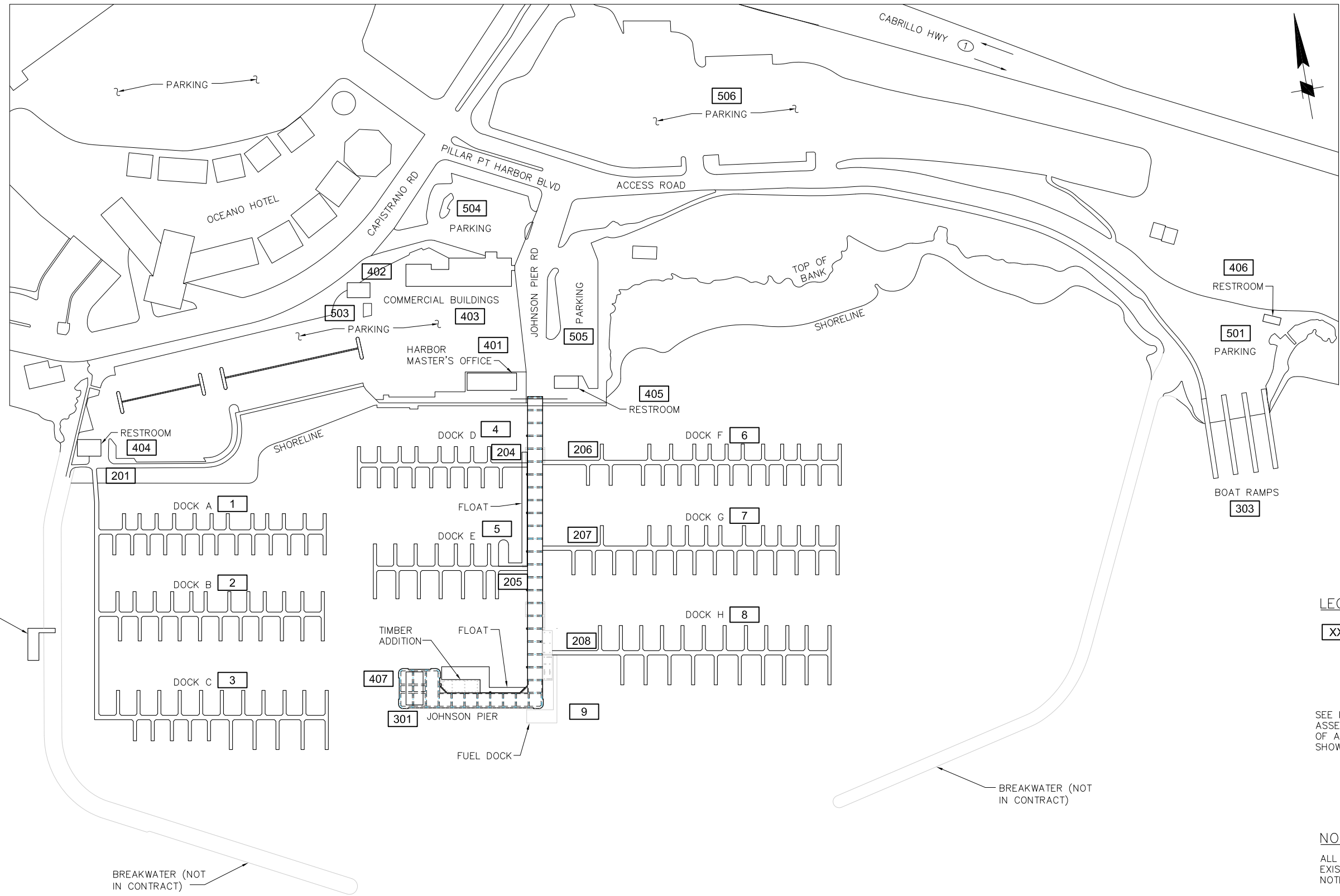
Photograph 16: Landscaped Area Between Parking Lot & Harbor Waters



Photograph 17: Landscaped Area in Parking Lot with Nautical Themed Items Displayed

Attachment B: Facility Location Plans

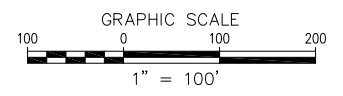
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- LEGEND:**
- XX** = FACILITY NUMBER:
- 1 DOCKS
 - 2XX GATES
 - 3XX MARINE STRUCTURES
 - 4XX BUILDINGS
 - 5XX SITE

SEE FACILITY CONDITION ASSESSMENT SHEETS FOR CONDITION OF ASSOCIATED FACILITY NUMBERS SHOWN HERE.

NOTE:
ALL FEATURES SHOWN ARE EXISTING UNLESS OTHERWISE NOTED.



SITE PLAN
1" = 100'

P:\8281_SMC\CD\Condition\4_CADD\828100_PP_001.dwg Nov. 10, 2014 - 10:44am



SAN MATEO COUNTY HARBOR DISTRICT
400 Oyster Point Blvd, Suite 300
South San Francisco, CA 94080
(650) 583-4400

REVISION	DESCRIPTION	BY	DATE

moffatt & nichol
2185 N. California Blvd, Suite 500
Walnut Creek, California 94596(925) 944-5411

DSGN	EP	DR	TE	CHK	BP
JOB NO.	8281	SUBMITTED BY		TITLE	

FACILITY CONDITION SURVEY OYSTER POINT MARINA PILLAR POINT HARBOR	DATE 03/26/14
	SHEET - OF --
PILLAR POINT OVERALL PLAN	001

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Attachment C: Input from SMCHD Staff

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2185 No. California Blvd., Suite 500, Walnut Creek, CA 94596-3500

PROJECT	SMCHD Condition Survey 8281 WC13	DATE	12/18/2013 1:00 PM - 4:30 PM
ORGANIZER	Brad Porter	SUBJECT	FCS Kickoff-Pillar Point
LOCATION	Pillar Pt		
INVITEES	Brad Porter, Scott Grindy, Peter Grenell (pgrenell@smharbor.com) , Erica Petersen, John Draper, Michael Williams		
ATTENDEES	Brad Porter (Moffatt & Nichol), Scott Grindy (San Mateo County Harbor District), Peter Grenell (pgrenell@smharbor.com) , Erica Petersen (Moffatt & Nichol), John Draper (San Mateo County Harbor District), Michael Williams, Linda (San Mateo County Harbor District)		
CC	Dale Hinsby (Mesiti-Miller Engineering, Inc)		
MEETING COMMENTS	-		

MEETING MINUTES

ACTUAL START DATE	12/18/2013 1:00 PM
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MINUTES

Went through checklists that Mike and John had filled out.

Waterside:

1. Dock fingers- 11 are being replaced at various locations
2. Flex hoses go bad—do a % to replace each year, 5-10 year life
3. Scott wants regular maint program
4. Gate 1965 put in, functional structure under looks good, docks A-D were rebuilt 10 years ago, plywood
5. Gangways: no ADA accessible compliance—have 1 tenant in wheel chair
6. Concern with sea level rise
7. Would like to have xfms on shore rather than docks
8. Johnson Pier deck—not much spalling, replaced util covers.
9. Fuel dock needs rework
10. SD under pier on W side drains through deck and boat skiffs get parked there, fill w/ water
11. Conc piles in good shape, 1 cracked pile at fish sale dock
12. Fender piles that are rotted, some don't work as fender. Remove them, boats don't use them now. Timber bearing piles need to be inspected. Recommendation for dive inspections, stagger so there are not too much cost in 1 year.
13. Like MH access to water valves, need new.
14. Fuel lines inspected by operator every year
15. Under pier utils, some replacement is being done. Elect work is being done in Jan, if board approved.
16. They Provide service to the bldgs., from the main panel out the tenant installs. Electric feed to bldg. is shot, 4 inch steel conduit goes out, pull boxes are bad. Need new pier elect feed to the bldg. Elect to docks and fuel dock are ok, Scott would like 480 3ph run

MEETING MINUTES

- out to replace existing feed . There are 2 xfmr's on shore. Lots of patching work done.
17. History of construction: Johnson pier first, then docks in 1987, then ice house and fuel dock.
 18. Electric is functional and was tested, but conduit is aging.
 19. Under pier water and fire lines yellowmine, ok shape
 20. Slope protection is failing in places
 21. Trail and shore is having work done under a GHD contract, slope failure out towards fishing pier, along shore and by restroom
 22. Replace oily water separator
 23. District maintained moorings.

Shore side:

1. Roofs-most flat roofs, redone about 4 years ago, in good shape, new gutters recent on bldgs: concession, RR, HM
2. All bldgs. painted in last few years. Need to paint every 5-8 years. Fish buyer's bldg. is worst need.
3. Exterior walls are stone block. Mavericks and Concession bldg. put on wood framed extensions.
4. RR bldg. at launch ramp needs replacement—will do in next 2 years.
5. HVAC—only heating, not AC. Refrig units on roof and in back, but provided by tenant. Shell is Harbor Dist's.
6. Need roofs, doors, envelope maint program.
7. Util u/g is Dist's, doing a liner project to the SS now under bldgs. Replacing sewer line
8. Give list of required drawings to Linda
9. Recommend they index their maint program and drawings
10. Get copy of index to drawings.
11. Lift station needs rehab \$100k, located on seawall near maint bldg. Flygt duplex, 4 inch discharge, discharge pipe had failed,
12. Lighting-- some upgraded to LED 50%, want to go to 100%, need to do 20 light poles, concessionaire need 25 to convert. Done: Pier, HM bldg., exterior of concessionaire., W RR, nothing else. \$1k/pole to go to LED
13. Security, need to rekey both marinas, want to go to grand master system, mechanical locks, want core system where they can cut own keys. Replace entire lock set .
14. Want electric solenoid opening to door for ADA on HM bldg. Bathrooms are not ADA, hallway is too small., front part is in need of ADA improvements at front. W side of bldg. was add on.
15. Sidewalk—lots of trip hazards, spalling.
16. Asphalt sinks in parking lot, major work, subgrade failures. Seal coat every few years and restriped. Need maint program.
17. SD vaults will need replacements, different grates not interchangeable. Grates are welded to frame. Grates have too wide openings re bikes, ADA.
18. Electrical vaults need to be traffic rated lids, some are just diamond plate, some are not elect rated or not of the right size for 480 pull box.
19. Much work was done without design and permits, recommend all work be engineered and permitted.
20. Need warning strips at walkways entering to roads
21. Scott to give me capital plan for the year

Bldg. interior:

22. HM bldg. : need new carpet and lighting
 23. RR need tile work, prefer epoxy floor rather than tile, grout is hard to keep clean. Floors in
-

MEETING MINUTES

- tenant bldgs. Are their concern.
- 24. No Fire Protection in any bldgs., no sprinklers, only smoke detectors.
- 25. HM bldg. want generator with transfer switch,
- 26. Electrical- not in util vault (Christy box only) Warehouse needs to be upgraded
- 27. Need new doors on showers
- 28. Shipping containers used for shop storage, needs to be replaced.

Sitework

- 1. New standpipes on pier, FD inspects every 6 months.
- 2. Landscaping? Don't have much. No irrigation
- 3. ADA access is good, have curb cuts and access
- 4. Need detectable warning strips
- 5. New entrance sign, boat (Mamarosa ?) is becoming attractive nuisance
- 6. Docks ladders are being replaced—40 total. Will need to do at Oyster Pt.

Misc

- 1. John provided binder of existing drawings. MN to review and provide list to Linda of drawings to provide copies of. Brad and Erica went through some drawings in the drawing shelves
 - 2. Pick days in Jan, Weds is best, to meet with Oyster pt.—BP give a few dates by end of week
-

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Attachment D: Facility Condition Assessment Sheet

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Facility				Asset Life (YR)				Condition				Costs (\$k)	
Group	SubNo.	Location	Feature	Installed	Useful Life (1)	Age	Remain	Description	Rating	Priority	Years Remain	Replace (\$K)	Type
Docks (100)	1	Dock A	Floats	1985 (2007)	30	29	1	Fair - Some wear	60	3	5-10	\$1,030	M1
	2	Dock B	Floats	1985 (2007)	30	29	1	Fair - Some wear	60	3	5-10	\$780	M1
	3	Dock C	Floats	1985 (2007)	30	29	1	Fair Condition	40	3	5	\$1,200	M1
	4	Dock D	Floats	1985	30	29	1	Fair-Good Condition	70	3	~10	\$630	M1
	5	Dock E	Floats	1985	30	29	1	Fair-Good Condition	75	3	~10	\$810	M1
	6	Dock F	Floats	1985	30	29	1	Fair-Good Condition	70	3	~10	\$1,150	M1
	7	Dock G	Floats	1985	30	29	1	Fair-Good Condition	70	3	~10	\$1,230	M1
	8	Dock H	Floats	1985	30	29	1	Fair-Good Condition	70	3	~10	\$1,340	
	9	Fuel Dock	Floats	1965	30	49	-19	Poor conditon	30		3-4	\$720	C
	101	Dock A	Piles	1985	30	29	1	Good Condition	90		10+	\$260	
	102	Dock B	Piles	1985	30	29	1	Good Condition	90		10+	\$240	
	103	Dock C	Piles	1985	30	29	1	Good Condition	90		10+	\$340	
	104	Dock D	Piles	1985	30	29	1	Good Condition	90		10+	\$220	
	105	Dock E	Piles	1985	30	29	1	Good Condition	90		10+	\$210	
	106	Dock F	Piles	1985	30	29	1	Good Condition	90		10+	\$330	
	107	Dock G	Piles	1985	30	29	1	Good Condition	90		10+	\$330	
	108	Dock H	Piles	1985	30	29	1	Good Condition	90		10+	\$290	
	109	Fuel Dock	Piles	1985	30	29	1	Fair - Some wear	70		10+	\$80	C
	110	Dock A	Pile Guides	1985	30	29	1	Good Condition	90			2	M1
	111	Dock B	Pile Guides	1985	30	29	1	Good Condition	90			2	M1
	112	Dock C	Pile Guides	1985	30	29	1	Good Condition	90			2	M1
113	Dock D	Pile Guides	1985	30	29	1	Good Condition	90			2	M1	
114	Dock E	Pile Guides	1985	30	29	1	Good Condition	90			3	M1	
115	Dock F	Pile Guides	1985	30	29	1	Good Condition	90			3	M1	
116	Dock G	Pile Guides	1985	30	29	1	Good Condition	90			3	M1	
117	Dock H	Pile Guides	1985	30	29	1	Good Condition	90				M	
118	Fuel Dock	Pile Guides	1985	30	29	1	1 of 5 is rusted so that roller cannot roll	76		10+, except 1 should be r		M	
121	All Docks	Utilities	1985	30	29	1	new within last 10 years						
Dock	Subtotal											\$11,207	

Facility				Asset Life (YR)				Condition				Costs (\$k)	
Group	SubNo.	Location	Feature	Installed	Useful Life (1)	Age	Remain	Description	Rating	Priority	Years Remain	Replace (\$K)	Type
Gates (200)	201	Dock A	Gate	1977	30	37	-7	Gangways in good condition	90	3	10+	\$130	M1
	204	Dock D	Gangway	1977	30	37	-7	Gangways in good condition, resurface non skid. Add security				\$130	I
	205	Dock E	Gangway	1977	30	37	-7					\$130	I
	206	Dock F	Gangway	1977	30	37	-7					\$130	I
	207	Dock G	Gangway	1977	30	37	-7					\$130	I
	208	Dock H	Gate Gangway	1977	30	37	-7					\$130	I
													\$130
Subtotal												\$910	
Subtotal												\$12,117	
Marine Structures (300)	301	Johnson Pier	Deck	1961	50	53	-3	Paving is in good condition	90			\$5,220	
		Johnson Pier	Underside	1961		53	-53	Soffits are in good condition, with a small amount of effluorescence	90			\$0	
		Johnson Pier	Piles	1961		53	-53	Good condition overall, 1 pile on Johnson Pier damaged and needs replacement. One pile between D and E dock cracked above guide\	90			\$0	
		Johnson Pier	Underpier Utility	1961		53	-53					\$270	
		Johnson Pier	ADA	1961		53	-53					\$0	
		Johnson Pier	Timber Structure	1961		53	-53	Good condition				\$170	
		Johnson Pier	Floats	1961		53	-53					\$260	
	302	Fishing Pier	Deck/Topside	1989	50	25	25	Good condition, except some handrail posts should be replaced and have bolts further apart.	80		Handrail posts should	\$170	M
		Fishing Pier	Underside	1989		25	-25	Good condition	90			\$0	
		Fishing Pier	Piles	1989		25	-25	Good condition	90			\$0	

Facility				Asset Life (YR)				Condition				Costs (\$k)	
Group	SubNo.	Location	Feature	Installed	Useful Life (1)	Age	Remain	Description	Rating	Priority	Years Remain	Replace (\$K)	Type
Blue		Fishing Pier	nderpier Utiliti	1989		25	-25					\$0	
		Fishing Pier	Walkway	1989		25	-25					\$130	
							0					\$0	
	303	Boat Ramp	Boat Ramp	1992	40	22	18	7 years old, some cracks in the fiberglass one on landside				\$4,750	C
	304	Seawall	head Conc Sh	1961	50	53	-3					\$960	
	Subtotal											\$11,930	
	Total											\$24,047	
Yellow	401	Harbor Master	Structure	1961	30	53	-23	Wood Frame / Masonry	70	3	10	750	
	401	Harbor Master	ADA / Access					Both front and north entrances are non-compliant	60	1	0	0	C
	401	Harbor Master	Roof					Asphalt shingle; mansard roof	80	3	10	0	
	401	Harbor Master	Exterior					Painted Hardie Board	80	3	10	0	
	401	Harbor Master	ter & Downspouts					Aluminum; Recently replaced	80	3	10	0	
	401	Harbor Master	soffits & Fascia					Plywood	80	3	10	0	
	401	Harbor Master	Ext. Windows					Aluminum	80	3	10	0	
	401	Harbor Master	nt. ADA / Access					Hallway / Opening widths throughout are non-compliant	60	1	0	0	C
	401	Harbor Master	Floors					Various types of carpet and tile throughout	40	2	5	0	
	401	Harbor Master	Walls					Scratched and scuffed	40	2	10	0	
	401	Harbor Master	Ceiling					Damaged grid in administrative space	40	3	5	0	
	401	Harbor Master	ighting Controls					Mostly OK; Kitchen / Break Room malfunctioning	60	3	10	0	
	401	Harbor Master	Shower					Worn	40	1	0	0	M
401	Harbor Master	Restrooms					Worn	40	1	0	0	M	

Facility				Asset Life (YR)				Condition				Costs (\$k)	
Group	SubNo.	Location	Feature	Installed	Useful Life (1)	Age	Remain	Description	Rating	Priority	Years Remain	Replace (\$K)	Type
	401	Harbor Master	Kitchen / Breakroom					Looks to be recently remodeled; Not ADA Compliant	80	1	10	0	C
	401	Harbor Master	Int. Window Sills					Mostly OK	60	3	10	0	
	402	Maintenance	Structure	1979	35	35	0	Masonry	80	3	10	180	
	402	Harbor Master	Roof					Some Moss on north side	80	2	10	0	
	402	Harbor Master	Gutter Vents & Fascia					Some deterioration	40	2	5	0	
	402	Harbor Master	Exterior					Concrete Block; Some cracks	60	2	5	0	
	402	Harbor Master	Ext. Windows					Aluminum	60	3	10	0	
	402	Maintenance	Ext. Man-Doors					Severe corrosion and failing hardware	20	1	0	0	M
	402	Maintenance	Ext. Conduit					Moderate Corrosion; Separating from wall mountings	40	2	5	0	
	402	Maintenance	Locker Room					Worn Fixtures	40	2	5	0	
	402	Maintenance	HVAC						40			0	
Buildings (400)	403	Tenant Row	Structure	1961	35	53	-18	Masonry / Wood Frame	60	2	10	2380	
	403	Tenant Row	ADA / Access					Sidewalk and Door transitions non-compliant	60	1	0	0	C
	403	Tenant Row	Roof					Asphalt shingle	80	3	15+	0	
	403	Tenant Row	Exterior					Painted Plywood Siding	80	3	10	0	
	403	Tenant Row	Ext. Doors					Aluminum and Wood	60	2	5	0	
	403	Tenant Row	Ext. Windows					Aluminum Storefront	80	3	10	0	
	403	Tenant Row	Soffits & Fascia						80	2	10	0	
	403	Tenant Row	Gutter & Downspouts					Aluminum; Recently replaced	80	2	10	0	
	404	Restroom West	Structure	1982	40	32	8	Masonry	80	3	10	150	
	404	Restroom West	ADA / Access					Paving around H.C. space is deteriorating; Ramps leading to showers are too steep	40	1	0	0	C
404	Restroom West	Roof					Asphalt Shingles	80	3	15	0		

Facility				Asset Life (YR)				Condition				Costs (\$k)	
Group	SubNo.	Location	Feature	Installed	Useful Life (1)	Age	Remain	Description	Rating	Priority	Years Remain	Replace (\$K)	Type
Bu	404	Restroom West	Exterior					Painted CMU Block; Some Efflorescence on South Side	60	3	15	0	
	404	Restroom West	Ext. Doors					Limited Deterioration	60	2	10	0	
	404	Restroom West	Ext. Windows					Limited Deterioration	60	2	10	0	
	404	Restroom West	Soffits & Fascia					Limited Deterioration	60	2	10	0	
	404	Restroom West	ter & Downspouts					Recently Replaced	60	3	15+	0	
	404	Restroom West	Floors					Tile Intact	80	2	10	0	
	404	Restroom West	Walls					Some tile/paint cracking	70	2	10	0	
	404	Restroom West	toilet Partitions					Recently Replaced	80	3	10	0	
	404	Restroom West	Fixtures					Recently Replaced	80	3	10	0	
	404	Restroom West	Laundry Facility					Recently Upgraded	80	3	10	0	
	404	Restroom West	Access control					to Men's Shower; Recently Replaced	60	3	0	0	
Buildings (400)	405	Restroom Comm	Structure	1961	40	53	-13	Masonry	80	3	10	250	
	405	Restroom Comm	ADA / Access					Ramp is too steep; maybe OK because access	60	1	0	0	C
	405	Restroom Comm	Site					Ponding in front of restroom	40	2	0	0	M
	405	Restroom Comm	Roof					Asphalt Shingles; Some moss on north side	60	2	10	0	
	405	Restroom Comm	Exterior					Wood/Composite Siding	70	3	15	0	
	405	Restroom Comm	Ext. Doors					Some sever corrosion on vents; some hardware	40	1	0	0	
	405	Restroom Comm	Ext. Windows					Aluminum	80	3	15	0	
	405	Restroom Comm	Soffits & Fascia					Some Wear	60	2	10	0	
	405	Restroom Comm	ter & Downspouts					Recently Replaced	80	3	15	0	
	405	Restroom Comm	Floors					Worn and patched in some places	40	1	5	0	
	405	Restroom Comm	Walls					Fair - Some wear	60	2	15	0	
	405	Restroom Comm	toilet Partitions					Good	80	2	10	0	
	405	Restroom Comm	Fixtures					Functional but Worn	40	1	5	0	
	406	Restroom Ramp	Structure	1992	25	22	3	Wood Frame	40	1	5-	150	
	406	Restroom Ramp	ADA / Access					Non-Compliant drinking fountain; H.C. Does	60	1	0	0	
406	Restroom Ramp	Roof					Asphalt shingles	60	1	5	0		
406	Restroom Ramp	Exterior					Sever damage to screens; siding moderately	40	1	5	0		
406	Restroom Ramp	Ext. Doors					Severe corrosion and failing hardware	20	1	0	0	M	

Facility				Asset Life (YR)				Condition				Costs (\$k)	
Group	SubNo.	Location	Feature	Installed	Useful Life (1)	Age	Remain	Description	Rating	Priority	Years Remain	Replace (\$K)	Type
Facility	406	Restroom Ramp	Ext. Windows					Skylights	60	2	10	0	
	406	Restroom Ramp	Soffits & Fascia					Painted Wood; Worn	40	2	10	0	
	406	Restroom Ramp	Water & Downspouts					None Installed				0	
	406	Restroom Ramp	Floors					Concrete: corroded; stained and worn through	40	1	5	0	
	406	Restroom Ramp	Walls					Scuffed and stained	40	1	5	0	
	406	Restroom Ramp	Toilet Partitions					Recently Replaced	80	3	10	0	
	406	Restroom Ramp	Fixtures					Severly corroded	20	2	5	0	
	407	Fish Buyer Building	Structure	1961	30	53	-23	Wood Frame / Concrete	70	3	10	590	
	407	Fish Buyer Building	Exterior					Siding/Trim/Soffit	80	3	10	0	
	407	Fish Buyer Building	Water & Downspouts					Disconnected in one location	40	1	0	0	
	407	Fish Buyer Building	Roll-up Doors					Tenant Replaced; Variety of conditions	60	2	10	0	
	407	Fish Buyer Building	Man Doors					Severe corrosion and failing hardware	20	1	0	0	
	407	Fish Buyer Building	Ext. Windows					Recently Replaced	80	3	15	0	
	408	Ice House	Structure	1961	25	53	-28	Wood Frame / Foam	70	3	10	200	
	408	Ice House	Exterior					Damage and Corrosion near base of walls	60	2	10	0	
	408	Ice House	Water & Downspouts					Missing gutters on north side	20	1	0	0	
	408	Ice House	Misc.					Electrical Conduit Cover	20	1	0	0	
	408	Ice house	Structure						70	3	8	0	
	Total											\$4,650	
Site	501	Pillar Pt Bl	Roads	1961	25	53	-28	Some potholes, trucks on curb	70	2	5	\$540	
	502	Johnson Pier Rd	Roads	1961	25	53	-28	Some potholes, trucks on curb	60			\$120	
	503	Main Lot	Parking	1961	25	53	-28	Alligating many locations	60			\$720	
	504	Middle Lot	Parking	1982	25	32	-7	Alligating many locations	70			\$120	
	505	Restroom	Parking	1982	25	32	-7		60			\$110	
	506	North	Parking	1982	25	32	-7		80			\$1,000	
	507	Site Utilities	Utilities	1961	25	53	-28	Covers not traffic rated, SS replaced	70			\$720	
	508	West Shore	Rip Rap	1982	25	32	-7	Sloughing down slope	50			\$480	

Facility				Asset Life (YR)				Condition				Costs (\$k)	
Group	SubNo.	Location	Feature	Installed	Useful Life (1)	Age	Remain	Description	Rating	Priority	Years Remain	Replace (\$K)	Type
	509	Site		1982	25	32	-7		70	3	8	\$0	
	Site Total											\$3,810	
	Total											\$32,507	